



Offered for sale with no forward chain

Brand-new kitchen and bathroom

Two good sized double bedrooms

Useful lean to with two separate outbuildings

Recently refurbished semi-detached property

Spacious, light and airy dual aspect lounge

Pleasant, front and rear garden

Ideal for first time buyers, couples or as a rental opportunity

Located in a quiet, popular area of Maryport known as Edinburgh Road, is this recently refurbished two-bedroom home. The current vendor has been decorated throughout and added a brand-new kitchen and bathroom. You would just need to lay the flooring and its ready to move in. The property would be an ideal purchase for first-time buyers, couples, or perhaps a buy to let investor looking to expand their portfolio. Maryport has long been a popular place to live, with its picturesque harbour and pleasant coastal walks. Just a short walking distance from the property, you'll find a convenience store, a doctor's surgery and the Cottage Hospital. Step inside the property, the hallway is open to the kitchen and a door leads through to the dual aspect lounge. To the first floor, the landing leads to two good-sized double bedrooms and the family bathroom. Externally, the property benefits from two parking spaces to the side of the property, a good-sized front and rear garden and two useful outbuildings, providing plenty of storage. To see all this property has to offer, call the office today to arrange a viewing.

ACCOMMODATION

Hallway

Entered through a uPVC door with patterned, numbered panels. The hallway benefits from wood effect flooring, decorative coving, a radiator and an open, under stairs storage space. A door leads through to the lounge, and the hallway is open to the kitchen, with open stairs to the first floor.

Lounge

The spacious lounge is flooded with natural light from the dual aspect uPVC double glazed windows. Two large radiators provide plenty of warmth and the room benefits from decorative coving and an electric fire, with cream hearth and surround.

Kitchen

The vendor has installed a brand-new kitchen which includes a range of high gloss, white wall and base units, with contrasting black work surfaces and matching up stands. There is a stainless steel oven and extractor fan, with black glass electric hob above and glass splashback. The kitchen benefits from wood effect flooring, The uPVC double glazed window looks out over the rear garden and the kitchen benefits from a large, under stairs space, with power, making this an ideal space to house a fridge freezer. A uPVC double glazed door leads out to the lean to.

First floor landing

The landing benefits from a uPVC double glazed window looking out over the side of the property and providing plenty of natural light. There is a large built-in cupboard, currently housing the Baxi combi boiler and the landing provides access to both double bedrooms and the bathroom.

Bedroom one

The spacious double bedroom is located to the front of the property and benefits from a radiator, a built-in storage cupboard and a uPVC double glazed window looking out over the front garden.



Bedroom two

The second double bedroom has a radiator, decorative coving and a uPVC double glazed window overlooking the rear garden.

Family bathroom

The bathroom has a suite briefly comprising of a bath with mixer tap, with shower attachment and tiled splash backs. There is a pedestal sink with mixer tap and a pushbutton flush toilet. The bathroom benefits from a chrome towel heating radiator, an extractor fan and a uPVC frosted glass window.

Lean to

Accessed from the kitchen or from the uPVC door to the side which leads to a useful outbuilding with two separate rooms, one of which has a uPVC double glazed window. There is an outdoor tap and the lean to and outbuildings have recently benefited from a new roof. A wooden gate lead out to the rear garden.

Exterior

The property benefits two parking places to the side of the property and there is also a good size, front garden, with mature shrubs and trees and surrounding fence. The property is set on a good-sized corner plot allowing plenty of space to the front. To the rear, the property benefits from a rear garden, with patio area and an area of lawn. The garden is securely fenced around making it ideal for anyone with children or pets.

TENURE

We have been informed by the vendor that the property is freehold.

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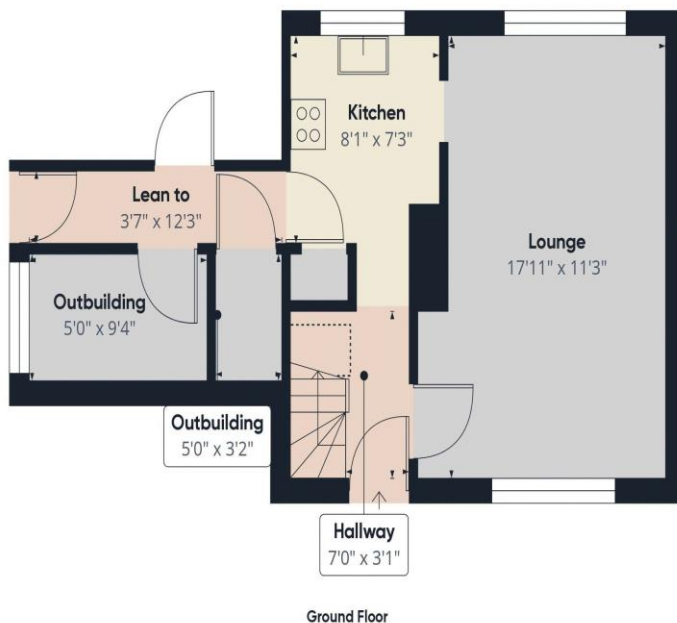
MORTGAGES

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NOTE

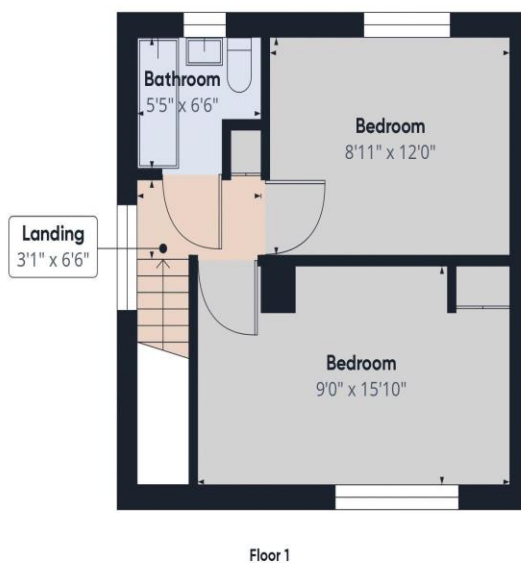
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Approximate total area^m
741.62 ft²

Reduced headroom
5.38 ft²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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